

Thursday, January 28, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 04

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 28, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 21, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0452
179616141-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Municipal Reserve lot, from Lot 1, Block 118, Plan 042 5915 located south of 167 Avenue NW and west of 82 Street NW; **BELLE RIVE**

5. OTHER BUSINESS



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

January 28, 2016

File NO. LDA15-0452

Civic Property Services
Real Estate, Housing and Economic Sustainability
The City of Edmonton
1900, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Janice Lee

Dear Ms. Lee:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Municipal Reserve lot, from Lot 1, Block 118, Plan 042 5915 located south of 167 Avenue NW and west of 82 Street NW; **BELLE RIVE**

I The Subdivision by Plan is APPROVED on January 28, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 4.58 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement for the grass swale, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

MR for Lot 1, Block 118, Plan 042 5915 in the amount of 4.58 ha is being provided by dedication with this subdivision. MR is being dedicated to re-establish reserve designation on the proposed Municipal Reserve lot. The designation was removed from Lot 1, Block 118, Plan 042 5915 to allow for the proposed multiple family development.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,

David Hales
Subdivision Authority

DH/sr/Posse #179616141-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

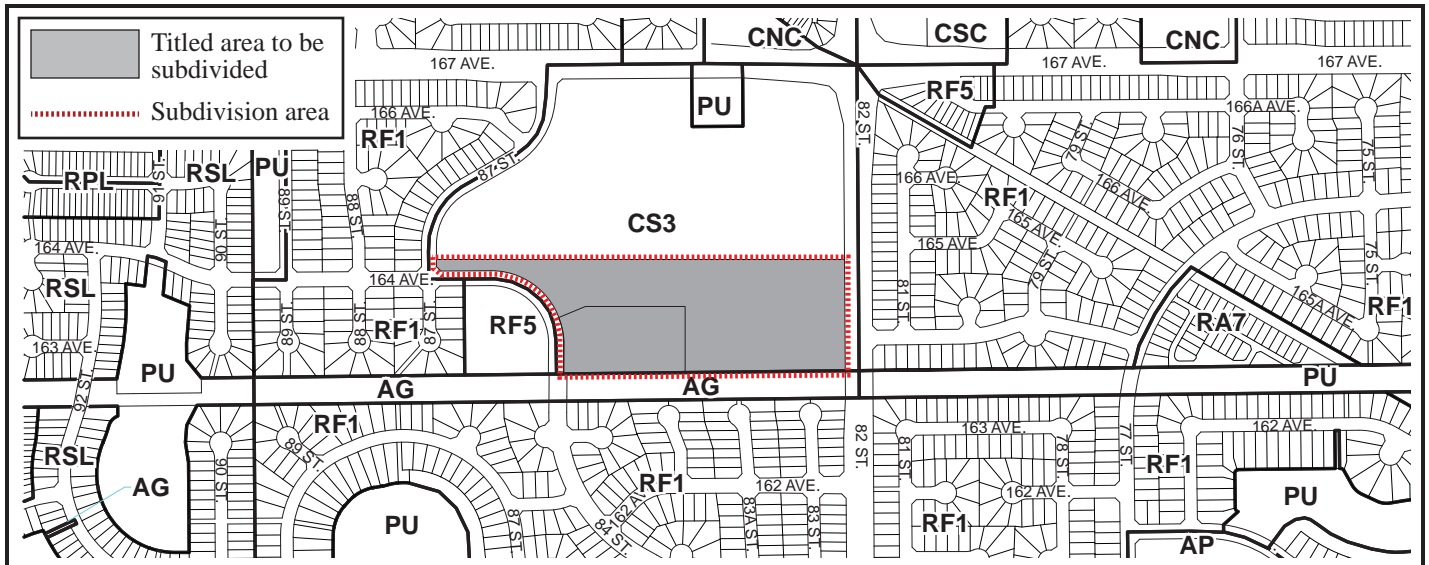
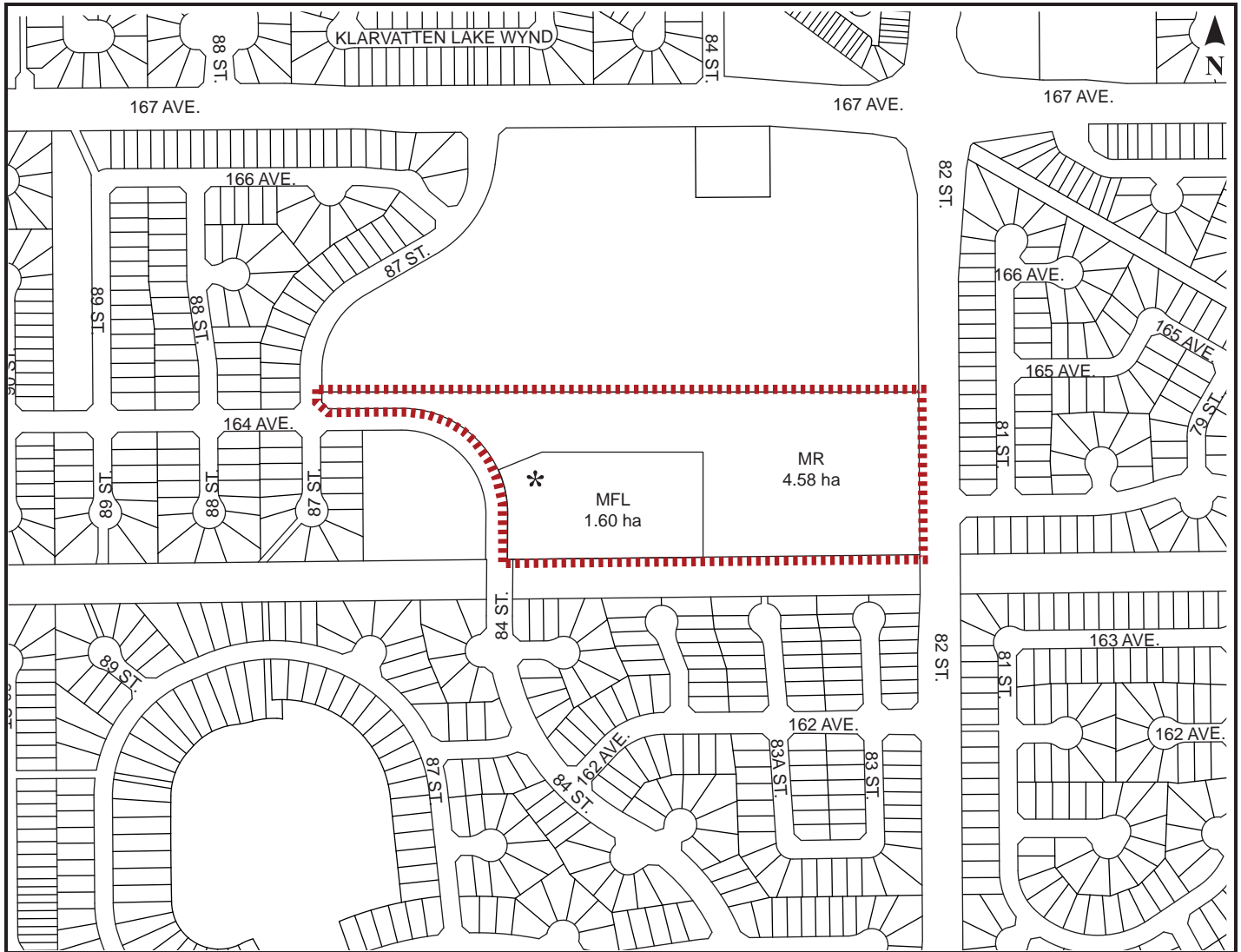
January 28, 2016

LDA15-0452

Limit of proposed subdivision

* Easement re: grass swale

Note: All roads shown on this map are within the NW quadrant



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SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the January 21, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 14, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0414
178467632-001 Tentative plan of subdivision to create 42 single detached residential lots, 24 semi-detached residential lots, one (1) multiple family lot (MFL), and one (1) Public Utility lot, from Lot 1, Plan 992 1891, located south of 23 Avenue NW and west of 17 Street NW; **LAUREL**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 09:40 a.m.